

**CITY OF WEST DES MOINES  
BOARD OF ADJUSTMENT COMMUNICATION**

**Meeting Date:** June 17, 2015

**Item:** West Glen Town Center Plat 2, Lot 7, 5585 Mills Civic Parkway – Approval of drive-thru in conjunction with construction of a multi-tenant commercial building – MRES West Glen Holdings LP-PC-02668-2015

**Requested Action:** Approval of a Permitted Conditional Use Permit

**Case Advisor:** Kara Tragesser, AICP 

**Applicant's Request:** The applicant, MRES West Glen Holdings, LP, represented by Doug Mandernach of Civil Design Advantage, is requesting approval of a Permitted Conditional Use permit to construct a drive-thru in conjunction with an 8,800 sq. ft. multi-tenant building at 5585 Mills (see Attachment B – Location Map, Attachment C – Site Plan, and Attachment D - Elevations).

**City Council Subcommittee:** This item was presented to the Development and Planning City Council Subcommittee on May 7, 2015. The Subcommittee was supportive of the request.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. Staff notes the following:

- The West Glen Town Center Planned Unit Development provides that there are three PUD parcels where drive-thru uses are allowed with as a permitted conditional use. The location of this project is in one of the three PUD parcels.
- The multi-tenant building has a patio for a potential restaurant use. Restaurants are a permitted use in the zoning district of Community Commercial as designated in the PUD.

**Permitted Conditional Use Permit Findings:** MRES West Glen Holdings LP's application for a Permitted Conditional Use Permit to construct a drive thru in conjunction with the construction of an 8,800 sq. ft. multi-tenant building was reviewed by various City departments. Based upon that review and any conditions of approval, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare, and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and public agencies and the project has complied with or has

been conditioned to comply with all City Code requirements. *Storm water management measures are necessary due to the increase in impervious surface that happens in conjunction with development. The runoff from a developing site to a neighboring parcel is required to remain the same as the pre-developed condition. A Storm Water Management Plan is developed in conjunction with the site plan that details the management measures that are to be implemented to ensure compliance with City Code. For sites with a storm water management facility on-site or a regional facility that the site uses to manage storm water, a Storm Water Maintenance Agreement and Easement document is required to be executed. At times, the executed document has not been received so a condition of approval has been added to require execution of the document in compliance with city code.*

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the Zoning regulations and the Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Noticing Information:** On June 5, 2015, notice of the June 17, 2015, Board of Adjustment Public Hearing on this project was published in the Des Moines Register Community Section. Notice of this public hearing was also mailed to surrounding property owners within 370 feet of the subject property on June 2, 2015.

**Staff Recommendations and Conditions of Approval:** Based upon the review of the proposal, a finding of consistency with the goals and policies of the Comprehensive Plan, and compliance with the findings necessary for approval, staff recommends the Board of Adjustment adopt a resolution to approve the Permitted Conditional Use Permit to allow the construction of a drive-thru in conjunction with the construction of an 8,800 sq. ft. multi-tenant building at 5585 Mills Civic Parkway, subject to meeting all City Code requirements, regulations and the following:

1. Providing an executed Storm Water Facility Maintenance Agreement, prior to issuance of a building permit.

**Applicant/Property Owner:** MRES West Glen Holdings LP  
780 N 114<sup>th</sup> Street  
Omaha NE 68154  
515-440-1111

**Applicant's Representative:** Doug Mandernach  
Civil Design Advantage  
3304 SE Crossroads Drive Suite G  
Grimes IA 50111  
515-369-4400

**Attachments:**

|              |   |                                      |
|--------------|---|--------------------------------------|
| Attachment A | - | Permitted Conditional Use Resolution |
| Attachment B | - | Location Map                         |
| Attachment C | - | Site Plan                            |
| Attachment D | - | Elevations                           |

Prepared by: KTragesser City of West Des Moines PO Box 65320 West Des Moines, IA 50265-0320 515-222-3620  
 When Recorded Return to: City Clerk City of West Des Moines PO Box 65320, West Des Moines, IA 50265-0320

### RESOLUTION

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES, APPROVING THE PERMITTED CONDITIONAL USE PERMIT (PC-002668-2015) FOR THE PURPOSE OF ALLOWING A DRIVE-THRU IN CONJUNCTION WITH THE CONSTRUCTION OF AN 8.800 SQ. FT. MULTI-TENANT BUILDING AT 5585 MILLS CIVIC PARKWAY**

**WHEREAS**, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, MRES West Glen Holdings LP, has requested approval for a Permitted Conditional Use Permit to allow a drive-thru in conjunction with the construction of an 8,800 sq. ft. multi-tenant building at 5585 Mills Civic Parkway and legally described as:

#### Legal Description of Property

LOT 7, WEST GLEN TOWN CENTER PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A  
PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on June 17, 2015, the Board of Adjustment held a duly-noticed public hearing to consider the application for Permitted Conditional Use Permit;

**NOW, THEREFORE**, THE BOARD OF ADJUSTMENT OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, or as amended orally at the Board of Adjustment hearing, are adopted.

SECTION 2. The PERMITTED CONDITIONAL USE PERMIT (PC-002668-2015) to allow the implementation of a drive-through in conjunction with a multi-tenant commercial building is approved, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 17, 2015

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Erik Christiansen, Chairperson, Board of Adjustment

ATTEST:

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Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment for the City of West Des Moines, Iowa, at a regular meeting held on June 17, 2015, by the following vote:

AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

ATTEST:

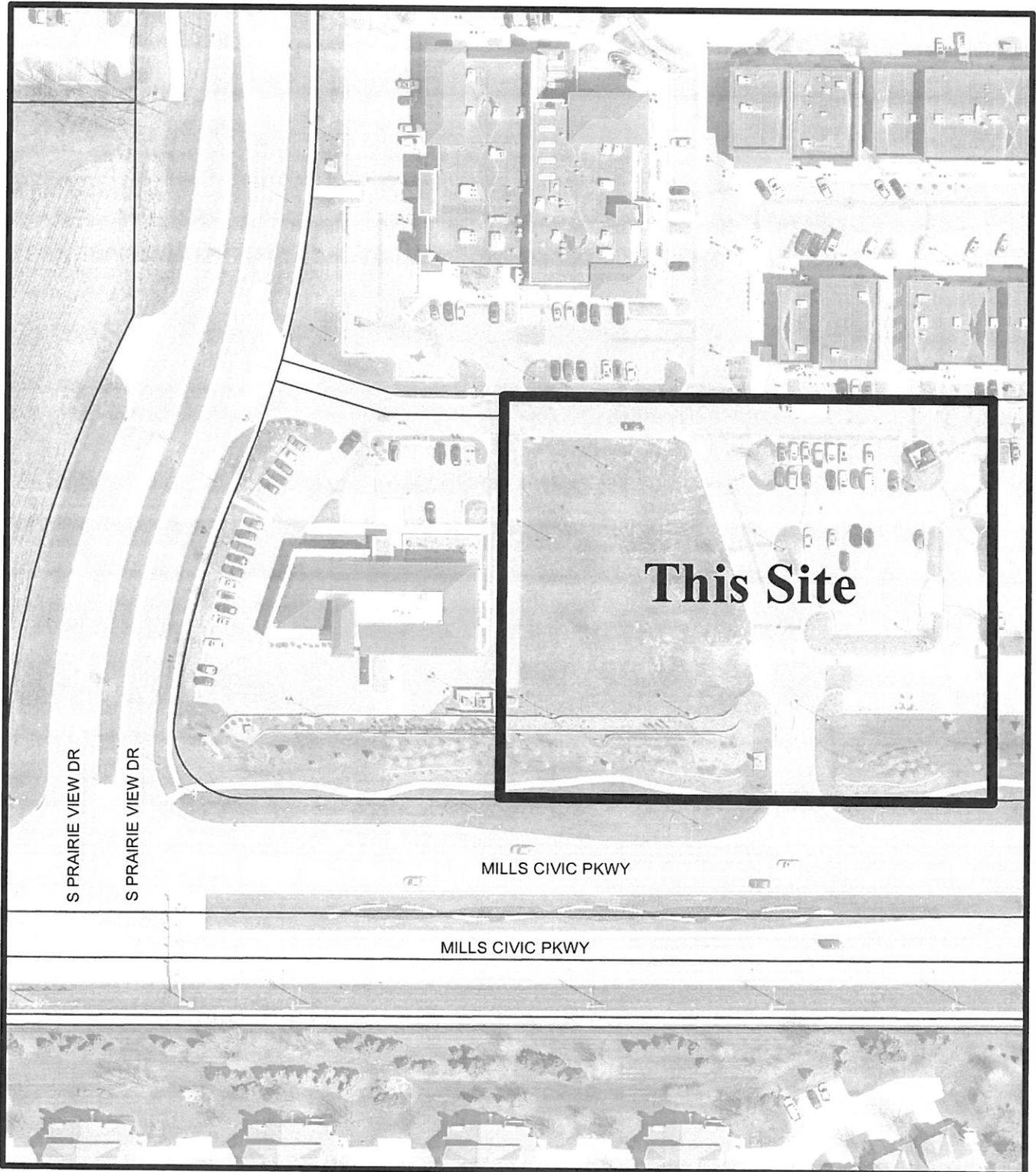
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Recording Secretary

**EXHIBIT A**

1. Providing an executed Storm Water Facility Maintenance Agreement, prior to issuance of a building permit.

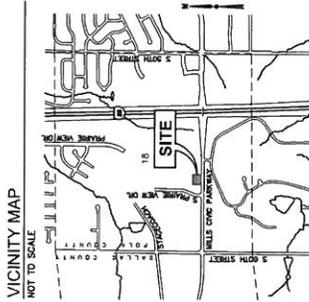
**General Location Map  
West Glen Town Center  
5585 Mills Civic Parkway**



SITE PLAN FOR:

# WESTGLEN LOT 7

## CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA



CITY OF WEST DES MOINES

**OWNER / APPLICANT**  
 MRS WEST GLEN HOLDINGS LP  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 OMAHA, NEBRASKA 68154  
 PH: (515) 440-1111

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE, LLC  
 1000 UNIVERSITY AVENUE, SUITE 100  
 GRIMES, IOWA 50111  
 PH: (515) 389-4400  
 FAX: (515) 389-4410

**ARCHITECT**  
 SIMONSON & ASSOCIATES ARCHITECTS, LLC  
 1000 UNIVERSITY AVENUE, SUITE 100  
 GRIMES, IOWA 50111  
 PH: (515) 440-5020  
 FAX: (515) 440-5024

**DATE OF SURVEY**  
 MARCH 4, 2015

**CITY OF WEST DES MOINES NOTES**

- ALL WATER BENCH MARKS OR POINTS SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY WEST DES MOINES WATER WORKS AT LEAST 15 FEET SOUTH/EAST OF FACE OF SIDEWALK, 31 FEET SOUTH/EAST OF FACE OF HYDRANT, AND 15 FEET SOUTH/EAST OF FACE OF SIDEWALK, 31 FEET SOUTH/EAST OF FACE OF HYDRANT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE GENERAL CONTRACTOR'S AND CITY'S CROSS-CONNECTION CONTROL/CONTAMINATION PREVENTION PLAN.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A LETTER TO THE CITY OF WEST DES MOINES, IOWA, CONCERNING THE PROPOSED CROSS-CONNECTION CONTROL/CONTAMINATION PREVENTION PLAN. THE LETTER SHALL BE DATED WITHIN 14 DAYS OF THE DATE OF THIS PERMIT APPLICATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE GENERAL CONTRACTOR'S AND CITY'S CROSS-CONNECTION CONTROL/CONTAMINATION PREVENTION PLAN.
- IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.

**PROPERTY DESCRIPTION**  
 WEST GLEN LOT 7, WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA, CONTAINING 2.38 ACRES.  
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING**  
 P.U.D. BUSINESS & COMMERCIAL

**PROJECT SITE ADDRESS**  
 5385 MILLS CIVIC PARKWAY

**EXISTING/PROPOSED USE**  
 EXISTING: UNDEVELOPED  
 PROPOSED: RESTAURANT

**DEVELOPMENT SUMMARY**  
 AREA:  
 = 2.38 ACRES  
 = 102,803 S.F. (2.38 AC.)  
 = 0' REAR  
 = 0' SIDE  
 = 0' FRONT  
 = 102,803 S.F. (2.38 AC.)  
 = 91,792 S.F. (2.10 AC.)  
 = 2,809 S.F. (0.06 AC.)  
 = 20,581 S.F. (0.47 AC.)  
 = 29,330 S.F. (0.67 AC.)

**FABRICABLE REQUIREMENTS**  
 RESTAURANT=1/100 S.F.)  
 PATIO=1/100 S.F.)  
 TOTAL RECESSES = 725/100  
 = 98 STALLS  
 = 98 SPACES  
 = 95 SPACES  
 = 4 SPACES  
 = 89 SPACES

**IMPERVIOUS AREAS**  
 EXISTING: 46,271  
 PROPOSED: 15,843  
 BUILDING: 600  
 PATIO: 800  
 TOTAL IMPERVIOUS = 73,914

**COMPREHENSIVE PLAN LAND USE**  
 TOWN CENTER OVERLAY DISTRICT  
 REGIONAL COMMERCIAL

**BENCH MARKS**  
 BENCH MARK #10 (418 STANDARD BENCH MARK) IS LOCATED IN THE EAST CORNER OF THE LOT AND HAS AN ELEVATION OF 201.57.  
 BENCH MARK #11 (418 STANDARD BENCH MARK) IS LOCATED IN THE EAST CORNER OF THE LOT AND HAS AN ELEVATION OF 201.57.

**CONSTRUCTION SCHEDULE**  
 ANTICIPATED START DATE = JUNE 2015

**SUBMITTAL DATES**  
 -SITE PLAN SUBMITTAL TO CITY #1: 04-03-2015  
 -SITE PLAN SUBMITTAL TO CITY #2: 05-15-2015  
 -SITE PLAN SUBMITTAL TO CITY #3: 06-09-2015

**INDEX OF SHEETS**

| NO. | DESCRIPTION    |
|-----|----------------|
| C-1 | COVER SHEET    |
| C-2 | DIMENSION PLAN |
| C-3 | GRADING PLAN   |
| C-4 | UTILITY PLAN   |
| C-5 | DETAILS        |
| L-1 | LANDSCAPE PLAN |

**GENERAL LEGEND**

| PROPOSED                     | EXISTING                  |
|------------------------------|---------------------------|
| PROJECT BOUNDARY             | SANITARY MANHOLE          |
| LOT LINE                     | WATER VALVE BOX           |
| SECTION LINE                 | FIRE HYDRANT              |
| RIGHT OF WAY                 | WATER CURB STOP           |
| PERMANENT EASEMENT           | WELL                      |
| PROPOSED EASEMENT            | STORM SEWER MANHOLE       |
| TYPE M-A STORM INTAKE        | STORM SEWER SINGLE INTAKE |
| TYPE M-D STORM INTAKE        | STORM SEWER DOUBLE INTAKE |
| TYPE M-E STORM INTAKE        | PLAID END SECTION         |
| TYPE M-G STORM INTAKE        | ROOF DRAIN / DOWNSPOUT    |
| TYPE A STORM MANHOLE         | CONCRETE TREE             |
| TYPE B STORM MANHOLE         | CONCRETE SHRUB            |
| TYPE A SANITARY MANHOLE      | CONCRETE POWER POLE       |
| STORM/SANITARY CLEANOUT      | ELECTRIC TRANSFORMER      |
| WATER VALVE                  | STREET LIGHT              |
| FIRE HYDRANT ASSEMBLY        | GUY ANCHOR                |
| DETECTABLE WARNING PANEL     | POKER POLE W/ TRANSFORMER |
| STORM SEWER STRUCTURE NO.    | UTILITY POLE W/ LIGHT     |
| STORM SEWER PIPE NO.         | ELECTRIC BOX              |
| SANITARY SEWER STRUCTURE NO. | ELECTRIC MANHOLE OR VAULT |
| SANITARY SEWER PIPE NO.      | TRAFFIC SIGN              |
| SANITARY SEWER WITH SIZE     | TELEPHONE JUNCTION BOX    |
| STORM SEWER                  | TELEPHONE MANHOLE/VAULT   |
| STORM SERVICE                | TELEPHONE POLE            |
| WATER MAIN WITH SIZE         | GAS VALVE BOX             |
| WATER SERVICE                | JUNCTION BOX              |
| SAWCUT (FULL DEPTH)          | CABLE TV MANHOLE/VAULT    |
| SKILT FENCE                  | MAL BOX                   |
|                              | BENCHMARK                 |
|                              | SOIL BORING               |
|                              | UNDERGROUND TV CABLE      |
|                              | GAS MAIN                  |
|                              | FIBER OPTIC               |
|                              | UNDERGROUND TELEPHONE     |
|                              | OVERHEAD ELECTRIC         |
|                              | UNDERGROUND ELECTRIC      |
|                              | FIELD TILE                |
|                              | SANITARY SEWER W/ SIZE    |
|                              | STORM SEWER W/ SIZE       |
|                              | WATER MAIN W/ SIZE        |

1-800-292-8989  
 www.iowacall.com

**UTILITY WARNING**  
 THIS UTILITY WARNING SIGN IS LOCATED FROM FIELD SURVEY AND RECORDS AND IS NOT TO BE USED TO LOCATE UTILITIES. THE UTILITY PROVIDER HAS THE SOLE RESPONSIBILITY FOR VERIFYING THE LOCATION OF UTILITIES. THE SIGNIFYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE IN SERVICE OR ABANDONED. THE SIGNIFYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN SERVICE. THIS IS A PUBLIC NOTICE TO ALL UTILITIES PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.



**CIVIL DESIGN ADVANTAGE**  
 3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111  
 PH: (515) 389-4400 FAX: (515) 389-4410  
 PROJECT NO. 1502.072

**SITE PLAN**  
 WEST GLEN LOT 7

THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS THE 1983 DES MOINES METRO DESIGN SPECIFICATIONS FOR SUBDIVISIONS AND THE 1983 DES MOINES METRO DESIGN WORKS STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN PROFESSIONAL HAS REVIEWED THESE DRAWINGS AND CONFIRMS THAT THEY ACCORD WITH THE PROFESSIONAL ENGINEER'S SEAL AND ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

PROFESSIONAL ENGINEER  
 RUBY G. ZERB  
 2007

PROFESSIONAL ENGINEER  
 RUBY G. ZERB, P.E.  
 DATE: 12/22/2015  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
 PLEASE PRINT SHEETS COVERED BY THIS SEAL  
 SHEETS 5011-CB1

215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187 186 185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



# WESTGLEN LOT 7 GRADING PLAN

WEST DES MOINES, IOWA



CIVIL DESIGN ADVANTAGE

ENGINEER: RGZ

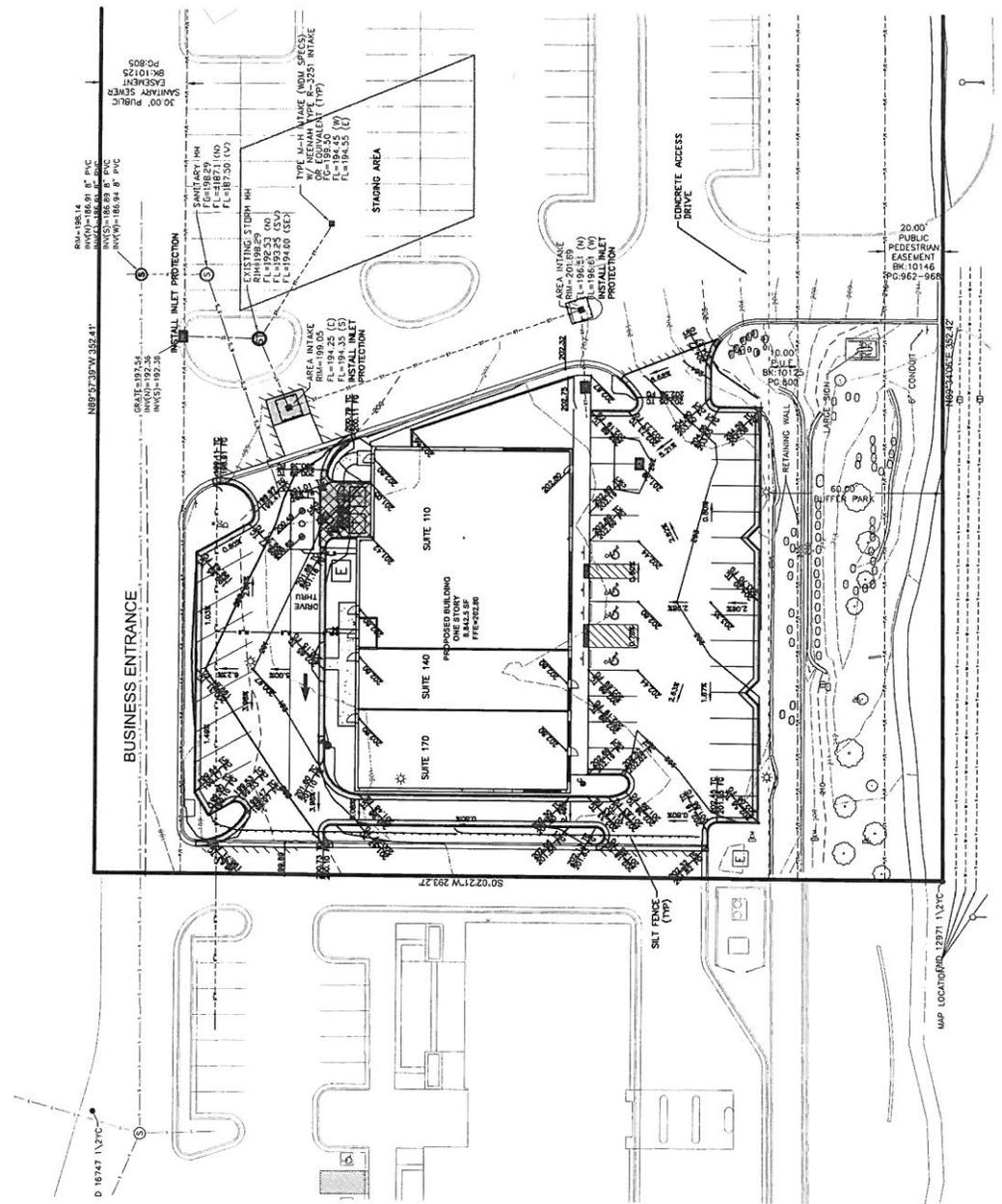
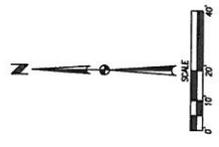
TECH: DAM

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 389-4400 FAX: (515) 389-4410

| REVISIONS        | DATE     |
|------------------|----------|
| FIRST SUBMITTAL  | 05-09-15 |
| SECOND SUBMITTAL | 07-16-15 |
| THIRD SUBMITTAL  | 08-07-15 |

## GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, THE TOP OF OF TUBES, IS TO BE SHOWN BY THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING A SUITABLE TYPICAL EXISTING SITE.
- EXISTING GRADES SHALL BE MATCHED WITH PART 2, EXISTING AND SITE GRADING OF THE WESTGLEN LOT 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LINES.
- ALL SPOT ELEVATIONS ARE FROM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PARADEWAY SHALL BE UNIFORM TO AVOID POONDS.
- ALL CONSTRUCTION SHALL COMPLY WITH GRADING REGULATIONS TO WITHIN THE CONSTRUCTION AREA AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EXISTING UTILITIES SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
- EXISTING UTILITIES SHALL ONLY NECESSARY WASTEWATER CONTROL TO THE CONSTRUCTION AREA.
- EXISTING UTILITIES SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
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- EXISTING UTILITIES SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.



MP LOC 12771 1131C

|           |                  |
|-----------|------------------|
| DATE      | 06-09-15         |
| REVISIONS | THIRD SUBMITTAL  |
|           | SECOND SUBMITTAL |
|           | FIRST SUBMITTAL  |

### UTILITY NOTES

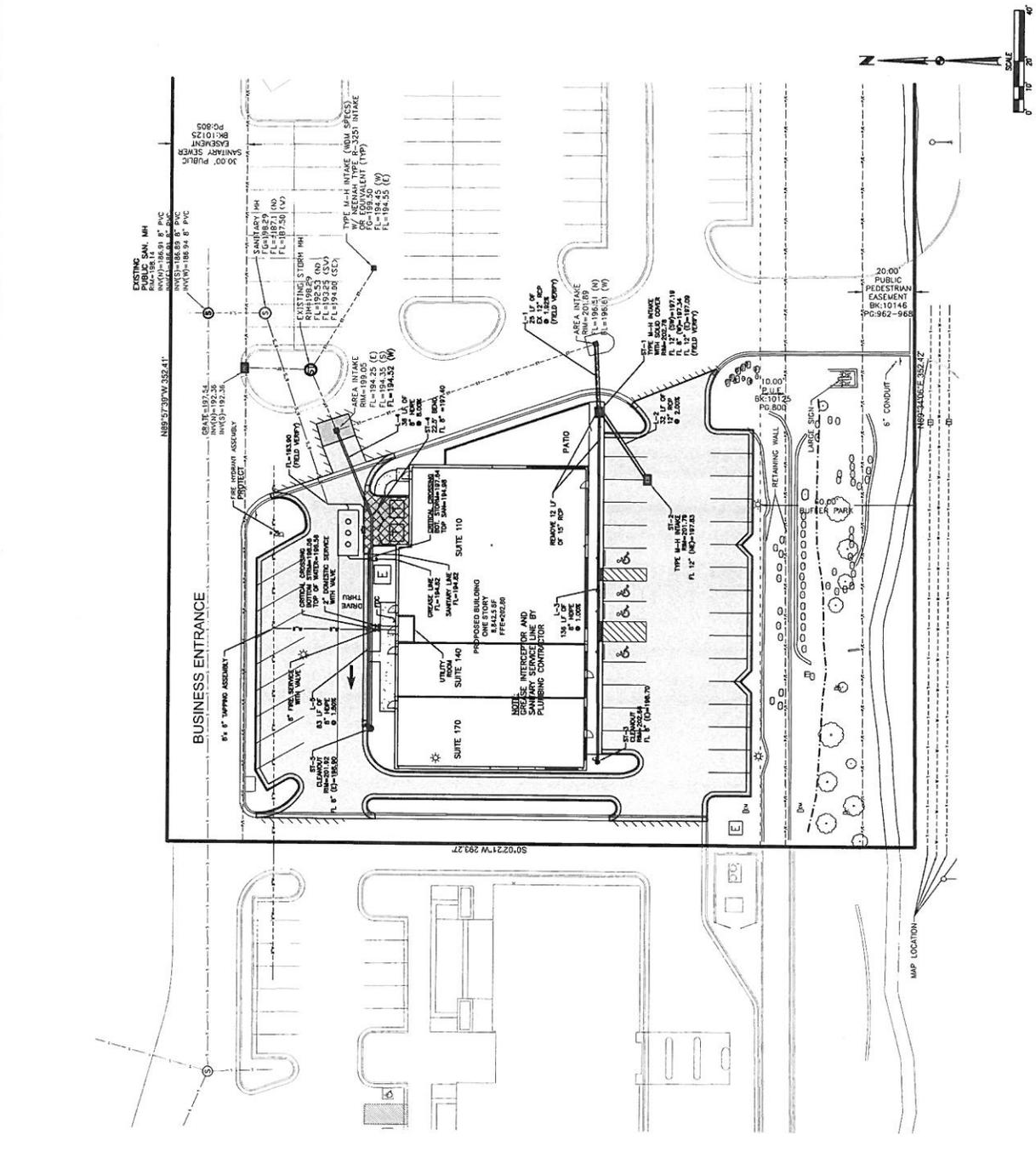
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY AND SERVICE CONNECTIONS. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONNECTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONNECTION DETAILS.
2. ALL UTILITIES SHALL BE STURBED TO WITHIN 5 FEET OF THE PROPOSED BUILDING.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE DISRUPTED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE. DISRUPTED UTILITY LINES SHALL BE REPAIRED TO ORIGINAL CONDITION.
5. MAINTAIN A MINIMUM OF 12" HORIZONTAL SEPARATION BETWEEN ALL UTILITIES. MAINTAIN A MINIMUM OF 18" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
6. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATER MAINS.
7. ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, MANHOLES, UTILITY REPAIR ACCESS, AND SERVICE CONNECTIONS SHALL BE ADJUSTED AND/OR REBUILT TO FINISH GRADE AS REQUIRED.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
9. 12" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND PUBLIC WATER MAINS.
11. OWNER WILL MAINTAIN ALL PRIVATE SEWERS, STRUCTURES, AND DETENTION BASINS.
12. PRIVATE OR PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FACILITIES FOR NECESSARY ADJUSTMENT OF SERVICES. UNDERGROUND AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE UNRECORDED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR LOCATION AND DEPTH PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR LOCATION AND DEPTH PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR LOCATION AND DEPTH PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
13. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES AND STREETS DEPARTMENT AND THE CITY OF WEST DES MOINES CONSTRUCTION DIVISION (222-3460) TO OBTAIN AN APPLICABLE CITY PERMIT THAT MAY BE NECESSARY.
14. PRIVATE UTILITIES TO BE INSTALLED PER CITY OF WEST DES MOINES PLUMBING CODE. PUBLIC UTILITIES TO BE INSTALLED PER WEST DES MOINES 2008 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION DEPARTMENT FOR MORE INFORMATION. CONTACT BUILDING INSPECTION DEPARTMENT FOR MORE INFORMATION. CONTACT BUILDING INSPECTION DEPARTMENT FOR MORE INFORMATION. CONTACT BUILDING INSPECTION DEPARTMENT FOR MORE INFORMATION.

### CITY OF WEST DES MOINES NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CONTAINMENT AND BACKFLOW PREVENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING BACKFLOW PREVENTION DEVICES PER CITY ORDINANCE 1297, 5-4-1996. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING BACKFLOW PREVENTION DEVICES PER CITY ORDINANCE 1297, 5-4-1996. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING BACKFLOW PREVENTION DEVICES PER CITY ORDINANCE 1297, 5-4-1996.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS-CONNECTION CONTROL/CONTAINMENT PROVISION.
7. CONTACT BUILDING INSPECTION (313) 222-3530. A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTION.

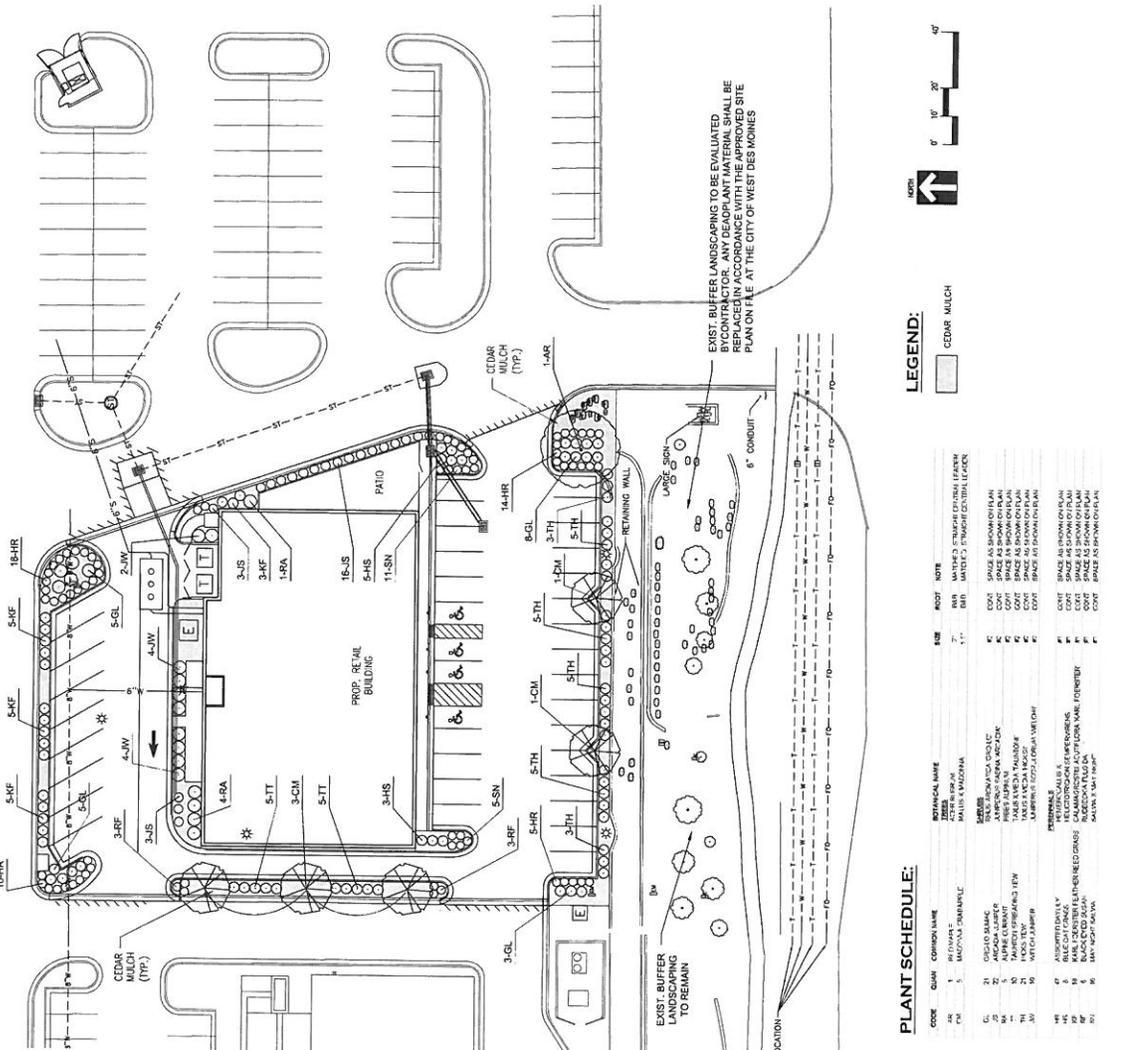
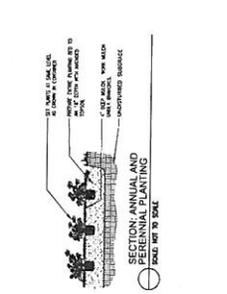
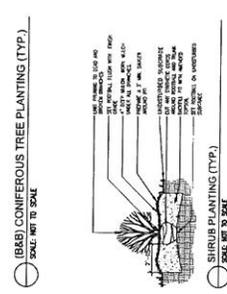
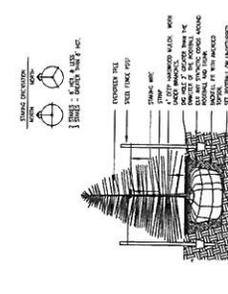
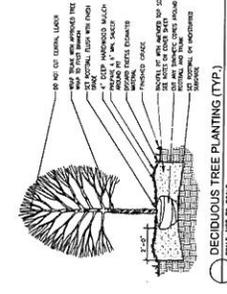
#### PRIVATE WATER MAIN QUANTITIES

|                     |       |
|---------------------|-------|
| 5" WATER MAIN       | 48 LF |
| 8" WATER SERVICE    | 12 LF |
| 1" WATER MAIN       | 1 EA  |
| 1" VALVE            | 1 EA  |
| 2" - 45° BEND       | 1 EA  |
| 4" TAPPING ASSEMBLY | 1 EA  |





- LANDSCAPE NOTES:**
1. ALL SITEWORK, SEEDING, AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
  2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE WHATEVER MEANS NECESSARY TO CARRY OUT THIS PLAN BEING RESPONSIBLE TO HAVE WHATEVER MEANS NECESSARY TO CARRY OUT THIS PLAN.
  4. HOLES FOR PRESH, EVERGREENS AND SHRUBS SHALL BE 2" GREATER THAN THE TREE ROOTBALL.
  5. ALL UNDISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, WITH MULCH THEREAFTER. MULCH SHALL BE APPLIED TO ALL UNDISTURBED AREAS, ACCEPTABLE STAND OF GRADES IS ESTABLISHED.
  6. ALL PLANTING SHALL BE PROVIDED AROUND ALL UNDISTURBED AREAS. MULCH SHALL BE APPLIED TO A DEPTH THAT IS FLUSH WITH THE SURROUNDING FINISH GRADE.
  7. CHERRY TREE, EVERGREEN, TREE AND SHRUB LANDSCAPE BEDS SHALL BE PLANTED TO THE ENTIRE LANDSCAPE BED. PAYING CLOSE ATTENTION TO LAKE NO GAPS ALONG THE CODES.
  8. MULCH SHALL BE APPLIED TO THE ENTIRE LANDSCAPE BED, INCLUDING THE SOIL AND PRE-ELEMENT APPLIED TO THE MULCH AFTER INSTALLATION.
  9. ALL LANDSCAPE BEDS SHALL BE ONE (1) FOOT DEEP. MULCH SHALL BE APPLIED TO THE ENTIRE LANDSCAPE BED, INCLUDING THE SOIL AND PRE-ELEMENT APPLIED TO THE MULCH AFTER INSTALLATION.
  10. GARDEN BEDS AND EVERGREEN TREES SHALL RECEIVE A MINIMUM OF 2" OF MULCH. MULCH SHALL BE APPLIED TO THE ENTIRE LANDSCAPE BED, INCLUDING THE SOIL AND PRE-ELEMENT APPLIED TO THE MULCH AFTER INSTALLATION.
  11. ALL PLANT MATERIAL SHALL MEET MN REQUIREMENTS IN THE LATEST EDITION OF THE PLANTING SCHEDULE. ANY SUBSTITUTIONS TO THE PLANT SCHEDULE SHALL BE APPROVED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
  12. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWING QUANTITIES SHALL TAKE STRAIGHT LEADERS AND NO "Y" INTERSECTIONS INTO ACCOUNT. TREES SHALL HAVE THE BRANCHED BELOW 30" AND NO "Y" BRANCHES.
  13. REMOVE ALL WIRE, TUBES OR BURIAL FROM THE ROOTBALLS OF STREET TREES PRIOR TO PLANTING.
  14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
  15. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY TREES THAT HAVE BECOME TILLED WITHIN ONE YEAR FROM DATE OF INSTALLATION.
  16. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT BEDS THAT HAVE BECOME TILLED WITHIN ONE YEAR FROM DATE OF INSTALLATION.
  17. SOIL, WHERE APPLICABLE, SHALL BE LAID PARALLEL TO THE EXISTING DRIVEWAY OR DRIVEWAY. SOIL SHALL BE STABILIZED WITHER THAN 3:1 OR DRAINAGE CHANNELS SHALL BE LAID PARALLEL TO THE DRIVEWAY.
  18. ALL SOILED AND DISTURBED AREAS SHALL BE RESEED AFTER EACH PHASE OF ALL WORKS, GULLIES, AND RILLS SHALL BE RESEED AFTER EACH PHASE OF ALL WORKS.
  19. CONTRACTOR SHALL REMOVE ALL DEBRIS TO PROPERTY AND RESTORE UTILITIES FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
  20. ALL UNPAVED AREAS DISTURBED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE SEEDS.



**PLANT SCHEDULE:**

| CODE | QUANTITY | COMMON NAME         | SCIENTIFIC NAME     | SIZE  | ROOT | NOTE                        |
|------|----------|---------------------|---------------------|-------|------|-----------------------------|
| 1    | 1        | MACTUNA 'DWARFABLE' | MACTUNA 'DWARFABLE' | 1'-1" | BAR  | MACTUNA 'DWARFABLE' (SHRUB) |
| 2    | 1        | OSGEO BIRCH         | BETULA OSGEOENSIS   | 4'-6" | COPT | OSGEO BIRCH (TREE)          |
| 3    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 4    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 5    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 6    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 7    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 8    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 9    | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 10   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 11   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 12   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 13   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 14   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 15   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 16   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 17   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
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| 27   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
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| 42   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 43   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 44   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
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| 48   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 49   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |
| 50   | 1        | ALICE GIBBETT       | ALICE GIBBETT       | 4'-6" | COPT | ALICE GIBBETT (TREE)        |

